



IV.-J.

Agenda Item

County of Hanover

Board Meeting: June 11, 2014

Subject: Request for Conditional Use Permit Extension - CUP-9-08, Landmark Baptist Church (Henry Magisterial District)

Summary of Agenda Item: The Hanover County Board of Supervisors approved CUP-9-08 on December 10, 2008, to allow Landmark Baptist Church to construct a church on the subject property (GPIN 8746-83-5507). In 2009, the site was included in the blanket extension by the Virginia General Assembly of all conditional use permits to July 1, 2014. The church is now requesting another extension to allow them additional time to determine their space needs before moving forward with a submittal of the site plan.

A site inspection was conducted by Code Compliance, and no violations were found. Based on consistency with prior Board actions on similar requests, the Planning Department recommends approval of a one (1) year extension subject to the original conditions of approval.

County Administrator's Recommended Board Motion: Motion to approve extension request for CUP-9-08, Landmark Baptist Church for one (1) year, or until June 30, 2015, subject to the original conditions of approval.

Hanover County Planning Department Application

Request for a Special Exception/ Conditional Use Permit Extension

Case #. CUP-9-08

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Landmark Baptist Church
Contact Name: Robert Wokaty
Address: 4000 Creighton Road
Richmond, VA 23223

Telephone No. 643-7711
Fax No. 649-7931
Email Address bwokaty@comcast.net

PROPERTY INFORMATION/ EXPLANATION

GPIN(s)(Tax Parcel #'s) 8735-26-1779, 8735-26-5272, 8735-25-5599, 8735-25-7712

Magisterial District Henry

Location Description (Street Address, if applicable) 5398 Mech. TnPk. Mechanicsville, VA 23111

Briefly explain why an extension is necessary: Landmark Baptist Church is requesting a one year extension of CUP-9-08. Plans are still being worked on to determine how much space needs to be constructed in moving forward on this project.

SIGNATURE OF APPLICANT

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature Robert D. Wokaty
Print Name Robert D. Wokaty

Date May 1, 2014

RECEIVED

MAY 02 2014

HANOVER COUNTY
PLANNING OFFICE

ATTACHMENTS

- a. Extension Fee - Special Exception \$20.00
Conditional Use Permit \$700.00
- b. For applications for mobile homes needed in a medical hardship case, provide an updated note from a medical doctor verifying that for health reasons a person must be located in close proximity to others who can provide care.
- c. Other information needed to support your request

**Hanover County,
Virginia**

General Parcel Map

Legend

Parcels

Structures

Private Road

Trees

Water

Roads

CUP-9-08

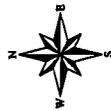
Landmark Baptist Church

church & school

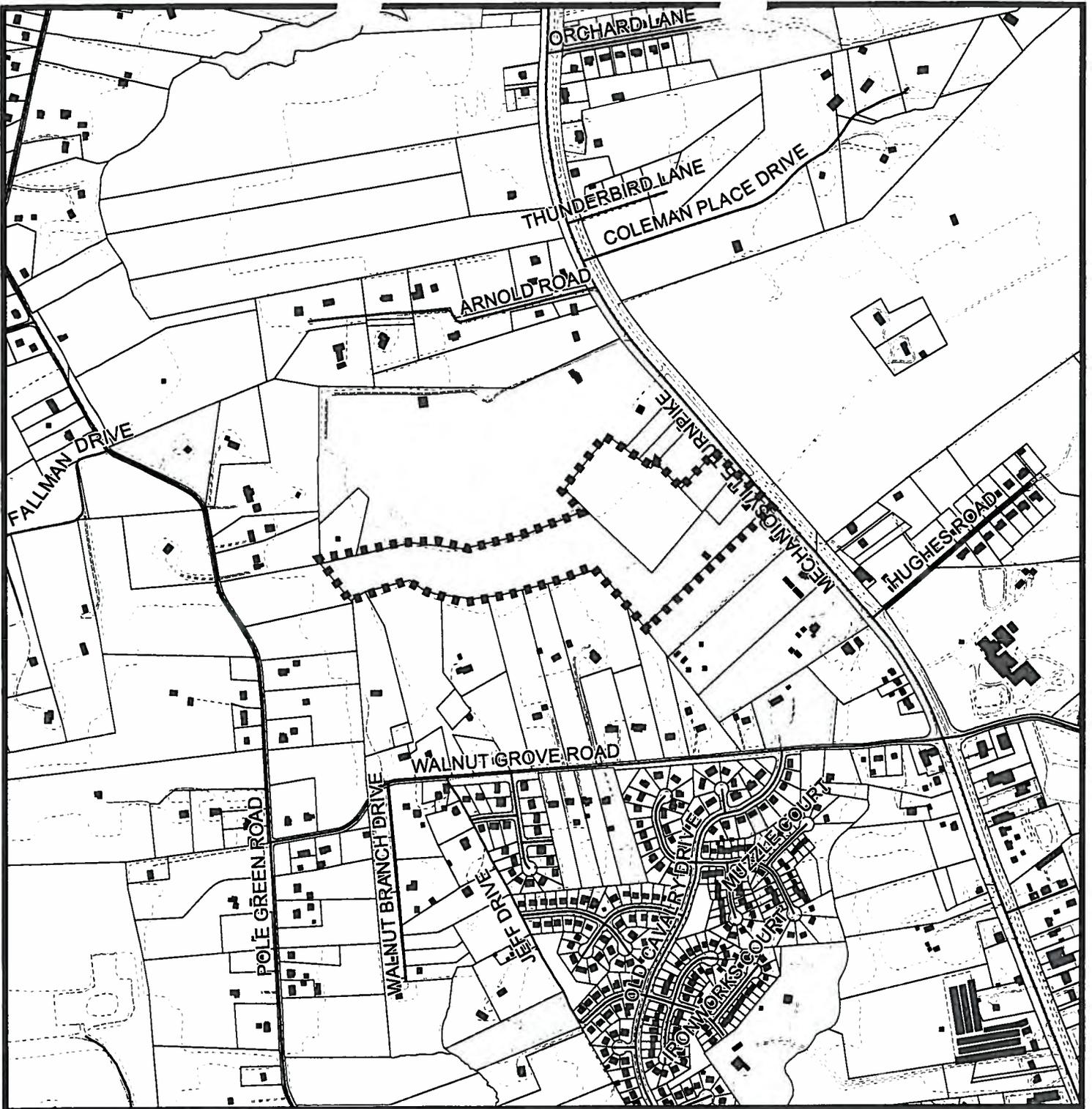
Zoned A-1

CPINs: 8735-26-1779; 8735-26-5272;
8735-25-5699 & 8735-25-7112

Henry Magisterial District



1 inch equals 900 feet
September 02, 2008



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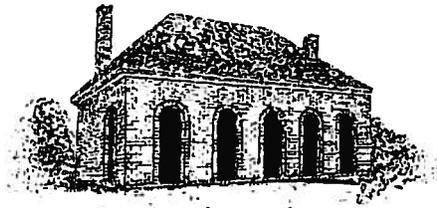
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HANOVER COUNTY

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December 10, 2008

PLANNING DEPARTMENT

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J. KEITH THOMPSON
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PRINCIPAL PLANNER

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HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

Landmark Baptist Church
Robert Wokaty
4000 Creighton Road
Richmond, VA 23223

RE: Approval of CUP-9-08, Landmark Baptist Church

Dear Mr. Wokaty:

At its meeting of December 10, 2008, the Hanover County Board of Supervisors, on a motion by Mr. McGhee, seconded by Mr. Setliff, voted to **APPROVE** the above-captioned request for a Conditional Use Permit in order to permit a new church and accessory school and daycare uses on GPINs 8735-26-1779, 8735-26-5272, 8735-25-5599, and 8735-25-7712, consisting of approximately 33.16 acres, subject to the following conditions:

1. The Property which is the subject of the application shall be used only for church, school and daycare facilities and shall be developed in substantial conformity with the sketch plan titled "Landmark Baptist Church and Christian Schools", prepared by Goodfellow, Jalbert, Beard and Associates, dated March 30, 2000, last revised October 30, 2008 and submitted on November 10, 2008.
2. The Church, school and daycare facilities shall be constructed in substantial conformity with the elevations titled "Landmark Baptist Church", prepared by Depasquale Gentilhomme Group, dated November 3, 2008 and submitted November 6, 2008.
3. No expansion of the proposed structures or additional structures shall be added to the site without an amendment to this Conditional Use Permit.
4. The parking lot shall be designed and developed in accordance with the requirements of Art 5A, §3.2 and all other applicable site plan requirements of the Hanover County Code.
5. A 30' Residential Buffer shall be established as shown on the sketch plan. It shall include a 4' undulating berm and landscape screening in accordance with Art 7, §2B.3 of the Hanover County Code.

6. A 50' Wooded Preservation buffer shall be established as shown on the sketch plan. Protective fencing and signage shall be installed along the perimeter of the 50' Wooded Preservation Buffer prior to the commencement of any land disturbing activities and shall not be removed from the site until the accepted completion of all construction activity. The protective fencing shall be installed no closer than 5' beyond the dripline of any trees located on the perimeter of the buffer.
7. Any mechanical units placed on the rooftops of buildings shall be sized and screened by architectural features which are compatible with building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets or from adjacent residential uses. Any ground level units shall be screened from view by a person on any public street, utilizing evergreen landscaping, wing walls or decorative fencing. Walls or fences must be designed to be architecturally compatible with the building façade design and materials.
8. All requirements of VDOT shall be met and the site shall be constructed in accordance with VDOT standards and specifications.
9. The site shall be served by a deep-drilled well in accordance with the requirements of the Virginia Department of Health.
10. All requirements of the Public Works Department, Public Utilities Department, Virginia Department of Health and the Building Inspector's office shall be met.
11. All development and use of the Property shall comply with all Federal, State and Local statutes, ordinances and regulations.

After the Board of Supervisors has approved a Conditional Use Permit, the Conditional Use so approved shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

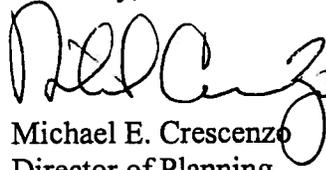
You cannot begin to use the property under these conditions until you have filed, with this office, a Final Site Plan under the provisions of Title I., Article 7, Section 6, of the Hanover County Zoning Ordinance which complies with the conditions of approval.

Approval of the Final Site Plan from this office is your authorization to proceed to file building permits or other construction permits to initiate the requested change.

Landmark Baptist Church
Robert Wokaty
Page 3
December 10, 2008

Should you require any additional information concerning this matter, please do not hesitate to contact Mr. J. Keith Thompson, Principal Planner, or me.

Sincerely,



Michael E. Crescenzo
Director of Planning

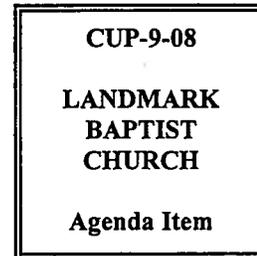
JPK/sm/hte

cc: The Honorable Charles D. McGhee
Dennis Walter, Esquire
Mr. Richard W. Paul
Mr. J. Keith Thompson
Mr. Kevin Nelson
Mr. W. Randolph Johnson, Jr.
Mrs. Gretchen W. Biernot
Mrs. Sherri A. Carneal
Mr. William F. Goodfellow, P.E.

CONDITIONAL USE PERMIT

DATE: November 12, 2008

REVISED: November 24, 2008



CUP-9-08, LANDMARK BAPTIST CHURCH

REQUEST SUMMARY

Request a **Conditional Use Permit** in accordance with Title I, Article 5, Section 1.5.21, of the Hanover County Zoning Ordinance to permit a new church and accessory school and daycare uses on GPINs 8735-26-1779, 8735-26-5272, 8735-25-5599, and 8735-25-7712, consisting of approximately 33.16 acres, currently zoned A-1, Agricultural District, located on north line of Mechanicsville Turnpike (U.S. Route 360) approximately 2,160 feet east of Walnut Grove Road (State Route 615) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional and Agricultural.

RECOMMENDATION

Staff: Recommends **APPROVAL** of the request subject to conditions as outlined in the staff report.

Planning Commission: Recommends **APPROVAL** of the request subject to conditions as outlined in the staff report.

COMPREHENSIVE PLAN

General Land Use Plan - Designates this property for Agricultural use.

Major Thoroughfare Plan – Access is provided by Mechanicsville Turnpike (US Route 360), which is designated as a Major Arterial (120'ROW)

Conservation and Phased Suburban Development Plan - The majority of this property is in the Suburban Service Area.

Public Utility Plan - This property is outside the Water Service Area.

TRAFFIC COUNTS

Routes Affected:	From:	To:	Total:
Mechanicsville Turnpike (US Route 360)	Walnut Grove Road (State Route 615)	Studley Road (State Route 606)	25,000 Annual Avg Daily Traffic Vol Est. (2007)

STAFF REVIEW

In 2001, the Church was granted approval (CUP-11-00) from the Board of Supervisors for the construction of a new church, school and daycare on this site. The subsequent purchase of an adjacent parcel, and the resulting changes to the site layout, required an amendment to the original approval. In 2003, the Board of Supervisors approved the amended conditional use permit (CUP-11-00 AM 1-03).

However, the approval lapsed as a result in delays associated with selling the Church's existing facilities. Since then, the Church has undertaken engineering, design and material changes to address budget considerations and made minor adjustments to the site layout.

This request is to allow construction of a new church and accessory school, daycare and related uses on a 33.16 acre site located on north side of Mechanicsville Turnpike (U.S. Route 360) east of Walnut Grove Road (State Route 615). The project, as shown on the attached sketch plan, consists of a sanctuary, fellowship hall, and a private school for daycare, elementary, middle and high school students with gymnasium, two playground/activity areas, two activity pavilions, a maintenance/storage building and the conversion of existing residential dwelling for staff housing. It will be built in phases as detailed in the table below.

	<u>Phase 1 SF</u>	<u>Phase 2 SF</u>	<u>Future SF</u>	<u>Final SF</u>
Sanctuary	17,511	0	0	17,511
Fellowship Hall	6,996	0	0	6,996
School	71,601	7,449	0	79,050
Storage/Maintenance Bldg	0	0	5,000	5,000
Activity Pavilions (2)	0	3,150	5,000	8,150
Staff Housing (existing dwelling)	--	--	--	--
Total Structures	96,108 SF	10,599 SF	10,000 SF	116,707 SF
Parking Spaces - Provided	357	192	0	549

Please note that on the sketch plan, there is a typographical error on the square footage for the 2nd floor of the school building (27,293 SF shown; 27,923 SF is correct amount). As confirmed with the architect, this error on the sketch plan will be corrected.

The sanctuary, fellowship hall and education buildings, as detailed on the attached elevations, will be constructed of oversized brick, split face CMU and horizontal metal siding using a tan and brown color palette. Any CMUs used will be 'true color' not painted. The gable roofing, of varying pitches, is standing seam metal, green color. Illustrative photographs of the proposed storage/maintenance shed and activity pavilions are attached.

The sketch plan provides for a total of 549 parking spaces which exceeds the required number of spaces. Parking requirements for a church are based on the number of sanctuary seats (1,050 seats; 263 parking spaces required). The parking required for the school use is 170 spaces. The Church has stated that no school activities will be scheduled during times of worship services. The parking lot will be constructed and landscaped in accordance with the requirements of Urban Overlay District (Art 5A, §3.2.) Please note that the sketch plan delineates the parking spaces for Phase 1 and generally shows the location of parking in Phase 2. As confirmed with the engineer, the sketch plan will be revised to delineate and label accordingly the parking spaces for both phases.

This site will be accessed from a single entrance and exit on Mechanicsville Turnpike. During previous reviews of this site (CUP-11-00AM 1-03), the Virginia Department of Transportation (VDOT) agreed to allow relocation of the existing crossover approximately 100' to the west to align with the church entrance and to create a full movement intersection. The plan provides an eastbound

left turn lane with 200' of storage and 200' of taper and a westbound right turn lane with 200' of storage and 200' of taper. VDOT has not provided any comments for this submittal.

A 50' Wooded Preservation Buffer runs along the perimeter of the site on the rear and side lot lines. No healthy trees or vegetation will be removed from the buffer yard. To screen the adjacent residentially zoned parcels, a 30' Residential Buffer is provided on the front lot lines. The 30' Residential Buffer and screen will include a 4' undulating berm and landscaping in accordance with Art 7, §2B.3.

Use of the proposed playground/activity areas will be restricted to daylight hours.

The Historical Commission has reviewed this site and determined that the proposed development will not have a significant impact on the historical structure (VDHR 42-162, Vervilla and VDHR 42-827, Earthworks) and that the earthworks have been designated on the sketch plan to prohibit development in that area.

Although the majority of this site is inside the Suburban Services Area, existing utilities are not readily available. The Department of Public Utilities (DPU) would support an extension of the existing waterlines along Mechanicsville Turnpike if requested by the applicant. However, the Church has indicated that they will use private well and septic.

The Department of Public Works (DPW) commented that, due to the extremely flat nature of the site, the applicant will need to demonstrate adequacy of the downstream pond or provide an onsite detention basin and discharge channel for 2, 10 and 100 year storms. DPW also noted that the portion of the site inside the Suburban Services Area is eligible for the Regional Stormwater Program.

The Virginia Department of Health (VDH) notes that an AOSE/PE will be required.

STAFF RECOMMENDED CONDITIONS

The staff recommends **APPROVAL** subject to the following conditions and changes to the sketch plan as outlined in the staff report:

1. The Property which is the subject of the application shall be used only for church, school and daycare facilities and shall be developed in substantial conformity with the sketch plan titled "Landmark Baptist Church and Christian Schools", prepared by Goodfellow, Jalbert, Beard and Associates, dated March 30, 2000, last revised October 30, 2008 and submitted on November 10, 2008.
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9. All requirements of the Public Works Department, Public Utilities Department, Virginia Department of Health and the Building Inspector's office shall be met.
10. All development and use of the Property shall comply with all Federal, State and Local statutes, ordinances and regulations.

UPDATE FOLLOWING THE NOVEMBER 20, 2008 PLANNING COMMISSION MEETING.

At their meeting on November 20, 2008, the Hanover County Planning Commission voted to recommend APPROVAL of the request subject to (1) inclusion of a condition requiring deep wells; (2) changes to the sketch plan as outlined in the staff report; and (3) modification of condition 8 to state the following:

8. The left turn lane on Route 360, as delineated on the sketch plan, shall be revised to provide a 150' taper and a 150' storage. All requirements of VDOT shall be met and the site shall be constructed in accordance with VDOT standards and specifications.

Subsequently, the applicant made the recommended changes to the sketch plan. Therefore, the Planning Commission and staff recommend APPROVAL of the request subject to the following conditions:

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11. All development and use of the Property shall comply with all Federal, State and Local statues, ordinances and regulations.

jpk/hte/08-40000015

Attachments:

- Background Maps
- Agency Review Comments
- Application Materials
- Sketch Plan
- Elevations of Church, Fellowship Hall and School

Illustrative Photographs of Pavilion & Storage/Maintenance Shed



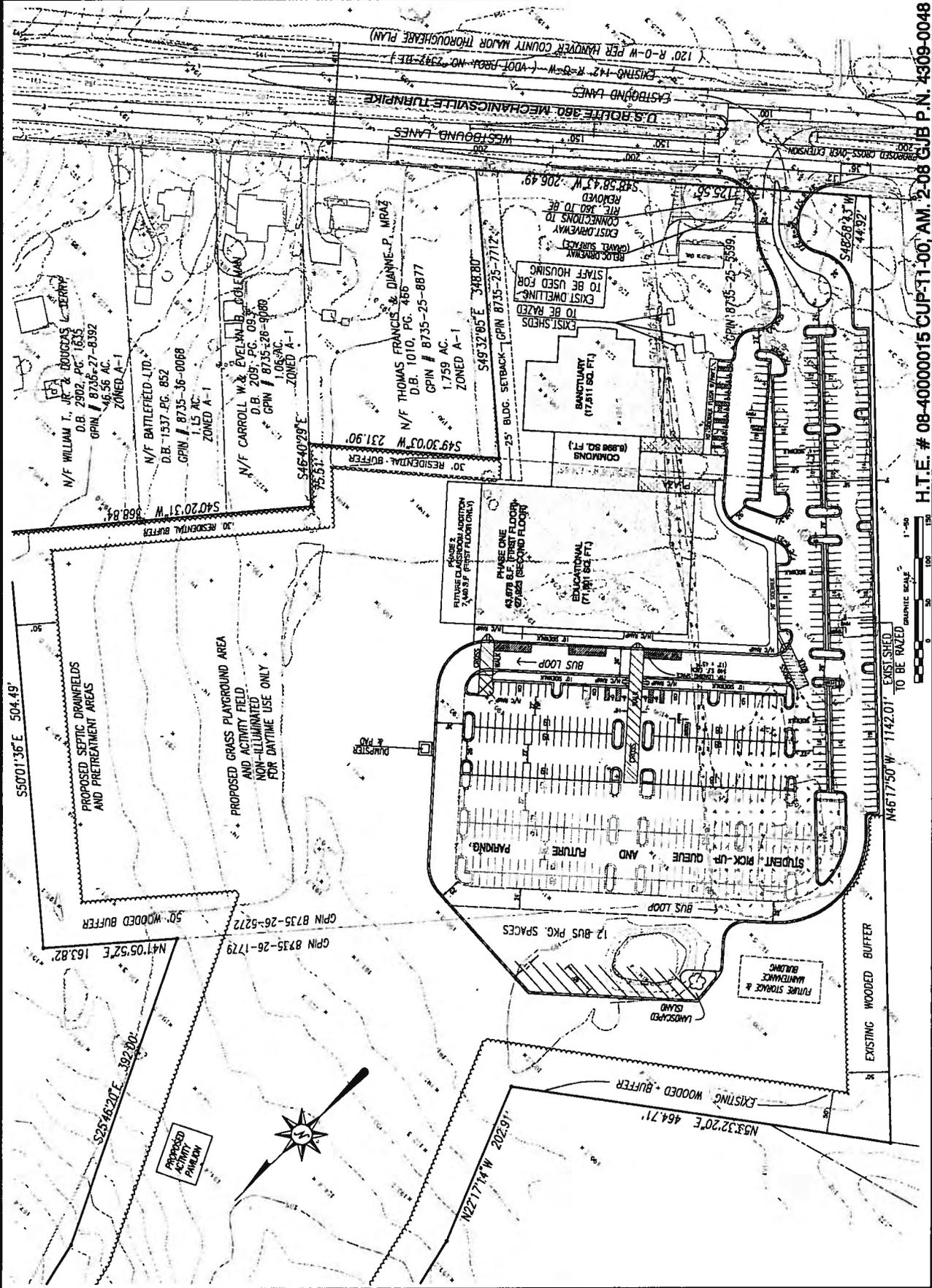
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 STATE OF VIRGINIA
 EXPIRES 12/31/2024
 LICENSE NO. 1047200
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 JOHN W. BERRY
 1000 WEST MAIN STREET
 SUITE 200
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 (703) 620-1234

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 AL.GANDY@GMAIL.COM

**LANDMARK BAPTIST CHURCH
 AND CHRISTIAN SCHOOLS**
 HENRY DISTRICT
 HANOVER COUNTY, VIRGINIA

**SKETCH PLAN FOR
 AMENDMENT TO
 CONDITIONAL USE PER**

SHEET NO.
3 of 3



H.T.E. # 08-40000015 CUP-11-00, AM. 2-08 SUB P.N. 4309-0048

NOT FOR
CONSTRUCTION

LANDMARK BAPTIST CHURCH
LANDMARK CHRISTIAN SCHOOL
JOYNER COUNTY
VIRGINIA

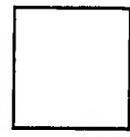
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ARCHITECTS
PLANNERS

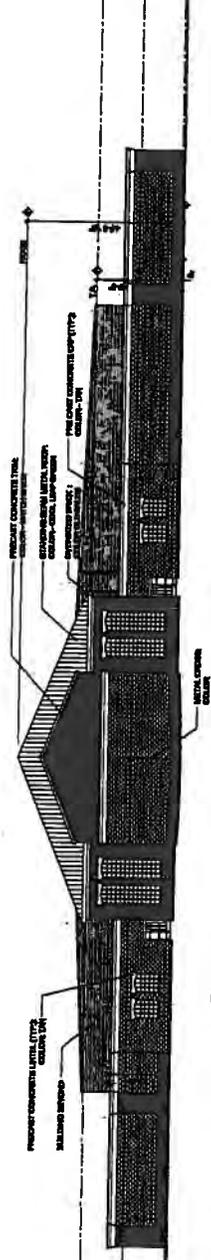
18 NEW FEDERAL STREET
ROCKVILLE, VIRGINIA 22060
TEL: 703-948-8800
WWW.DSOGROUP.COM

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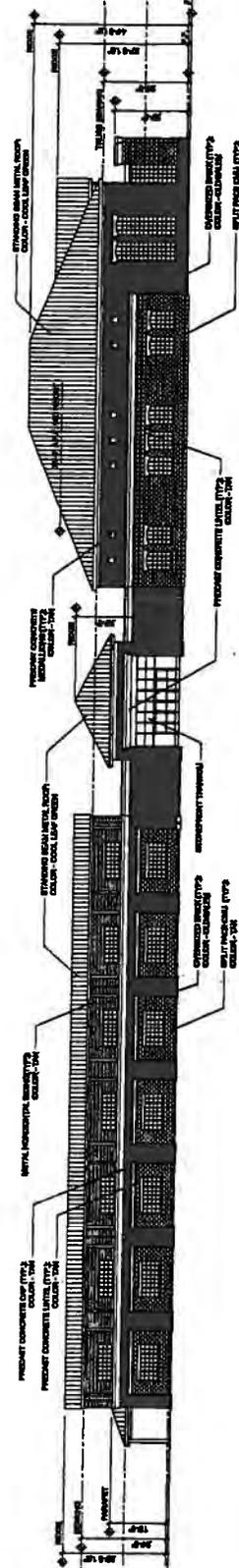
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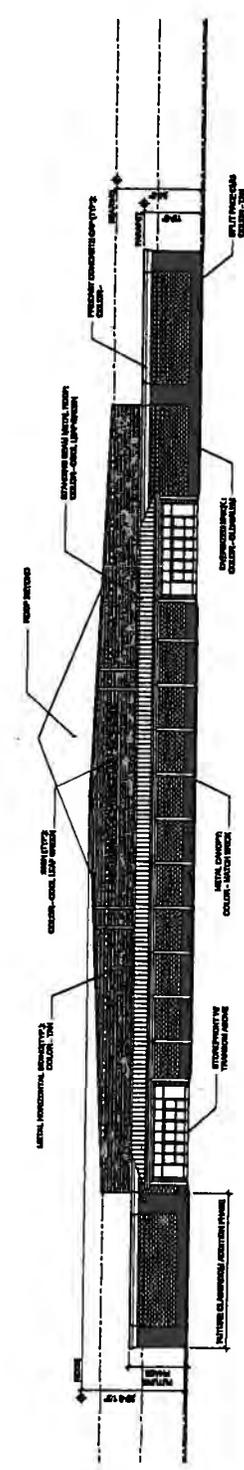
PROJ. NO. 0009-X13



3 SCHEMATIC SOUTH ELEVATION
1/4" = 1'-0"



2 SCHEMATIC WEST ELEVATION
1/4" = 1'-0"



1 SCHEMATIC NORTH ELEVATION
1/4" = 1'-0"

